

SPI-21 Update Log

Updated 8 July 2005 for version G

Ver	Date	Action	Reason
D1	30 Mar 05	Added Section 16-18U.Added.2 addressing general reasons for variances from Sec 16-26.003. Allows for underground utilities..	HT/Mall: Concerned that compliance will require replacement of existing underground sewer line that diagonally bisects property.
D1	30 Mar 05	Added placeholder for Section 16-18U.005 allowing sidewalk sales conducted by on-site tenants, and outdoor display of merchandise during regular business hours. Sharon Gay to help by pulling together draft text.	HT/Mall: Would like to have garden shop and outdoor displays of merchandise by on-site tenants.
D1	30 Mar 05	Added Section 16-18U.Added.1 addressing expedited review for certain repairs in SA1 as long as they do not cause the building to become increasingly non-conforming.	HT/Mall: Concerned that tenant buildout and finish, or exterior façade rehab will trigger full compliance.
D1	30 Mar 05	Allowed drive thrus in SA1 for banks, not for eating and drinking establishments. Prohibit any part of drive-thru driveways between building and sidewalk. (subsequently altered after discussions with propoerty owner – see changes for D2)	HT/Mall: Concerned about completely excluding banks.
D1	30 Mar 05	Changed lower Murphy block to SA9.	Property owner: Industrial nature of current site is more compatible with SA9 than SA3.
D1	30 Mar 05	Changed 637 Peeples from SA6 to SA2. Change the immediately surrounding parcels from SA6 to SA2 as well.	Requested by agent of owner. Property is currently zoned C1, would like it to stay commercial. Would like to develop housing above retail on this and adjacent lot (1010 RDA). Remaining adjacent SA6 parcels were too small an area to support MR-2-type zoning – they were also updated to SA2. This will provide greater contiguousness in the subarea and greater development flexibility.
D1	30 Mar 05	Changed 592 Lawton Street property from SA6 to SA2.	Requested by owner: Small property is not developable as multifamily under this subarea, would like to consolidate

			with SA2 property immediately south.
D1	30 Mar 05	Changed remaining 3 parcels in SA6 (White Street) to SA3.	Allows streamlining of the district by eliminating the SA6 district, and provides for a larger more contiguous Neighborhood Commercial node, increasing economic viability and development flexibility.
D1	30 Mar 05	Dropped Subarea 6 (Low Density Residential).	No parcels remain in this Subarea. In addition, this subarea has been seen to be difficult to develop due to low FAR limits. It would not serve as the intended buffer. <i>NOTE: To avoid confusion during review, Subarea 6 will continue to be shown until the final draft version, when all subsequent subareas will be renumbered.</i>
D1	30 Mar 05	Removed “village” from SA8 name (“Village Office/Institutional”).	CPI/AUC: Feel implication of term is misleading.
D2	1 Apr 05	Separated Candler Warehouse site into distinct subarea (SA10)	CWHS: Distinct needs of this area require a separate subarea.
D2	1 Apr 05	Section 16-18U.010: Removed strict block size maximum from subareas 8 and 10. Required that buildings or groups of buildings over 500’ of frontage on any side be separated by 50’ from any other buildings. Added Maximum Block Sizes table.	CWHS and CPI/AUC: need to maintain security and contiguousness of the respective sites. This does not require the addition of new public streets in superblock development, but does prevent the siting of buildings that would prohibit the addition of such roads in the future.
D2	1 Apr 05	Increased maximum FAR for SA10 to same levels as C3.	CWHS: Strong desire to preserve C3 development maximums.
D2	1 Apr 05	Removed usage size limits from SA10.	CWHS: Requested to allow tenant flexibility. Site supports wide ranges of spaces.
D2	1 Apr 05	Development Controls table: Moved New streets and On-Street parking incentive rows lower in the table.	These do not belong in the FAR section, since the incentives do not alter allowable FAR.
D2	1 Apr 05	Separated Sidewalk Widths and Setbacks table into two tables – broke out a separate table for SA10 to be able to indicate sidewalk requirements by blockface due to topological and other existing conditions.	Candler Warehouse site has significant constraints on the ability to widen sidewalks in some areas of the site perimeter.

D2	1 Apr 05	Section 16-18U.013(9) : Removed restriction on barbed wire and chain link fence from SAs 9 and 10.	Need for continuing security in these subareas.
D2	1 Apr 05	Section 16-18U.013(11) : Removed restriction on façade materials from SAs 9 and 10.	Subareas 9 and 10 are industrial transitional areas where redevelopment would be impeded by façade materials restrictions.
D2	1 Apr 05	Updated Permitted Uses table to specifically address “Drive Through Services.” Added text in Section 16-18U.018(5) to prohibit drivethrough lanes from being located between the street and any principal structure.	This will allow drivethrough services in certain subareas, while limiting these activities to the back or sides of a building.
D2	1 Apr 05	Removed text restricting drive-through lanes from being placed in front of buildings in sections 16-18U.025, 026, 027, 028, 029, 030, 031, 032, 033 and 034.	This text is now made general for all subareas.
D3	3 Apr 05	Updated section addressing variances to bring into line with existing code.	This language has already received legal review and accomplishes the goal.
D3	3 Apr 05	Added section on shared parking (16-18U.021(2))	Left out of Version D.
D3	3 Apr 05	Added “Adair Park” to name of SPI district throughout.	The work that has been done to address the needs of Adair Park is not adequately represented in the name of the district.
D3	3 Apr 05	Add text reflecting specific neighborhood, corridor concerns, issues, and opportunities.	APCEO: Existing text of district does not reflect that Adair Park and Murphy Ave corridor have been included as integral parts of the district with specific concerns.
D3	3 Apr 05	Allow MARTA uses in all subareas	Requested by MARTA
D3	3 Apr 05	Allow parking along Murphy for parcels with frontage on both Murphy and Allene.	Property owner: Parking restriction will be a challenge for double fronting lots.
D3	3 Apr 05	Removed all on-site parking requirements for RDA block between Lee and Evans. Also removed all on-site parking requirements for non-residential uses fronting on York betw. Lee and Evans and on Oglethorpe	Historical storefronts that have never had onsite parking and should be preserved. Closest uses to MARTA station.

		betw. Lee and Evans.	
D3	3 Apr 05	16-18U.028(2) and (3) SA5: Upon redevelopment, extend Evans St to Oglethorpe and Victoria Place to Lee.	Increase accessibility and connectivity in this critical transit area.
D3	3 Apr 05	Changed 939 Murphy, 761 and 759 Lowndes from SA3 to SA4.	Developer originally proposed multifamily residential with community support. This use will add needed housing diversity to area and will support the economic viability of the adjacent commercial uses. It would therefore be a more contributing use than commercial for this larger site.
D4	10 Apr 05	Add specific language to Permitted Use table to allow clinical work and research in SA8.	Very important to CIP/AUC that these uses be allowed on campus.
D4	10 Apr 05	Fully clarify streetscape requirements for subarea 10 in Section 16-18U.011.	CWHS: Topography and existing retaining walls require that certain existing sidewalks should be maintained.
D4	10 Apr 05	Separated Mall West End site into its own subarea (SA1).	Necessary in order to accommodate the distinct needs and challenges of this critical area.
E	2 May 05	Renumbered all sections and checked cross-references.	Final document clean-up.
E	2 May 05	Updated Non-Residential FAR for Subareas 1 and 2 to reflect in-process changes to MRC district.	Best practices update to QOL code: re-balance res/non-res FARs to encourage mixed-use development.
F	10 Jun 05	Removed minimum façade height from subarea 9.	Many of the existing buildings targeted for adaptive reuse are 1-story tall.
F	10 Jun 05	Sec. 16-18U.005 made Variance exemption criteria explicit in the appropriate subareas..	Subareas 9 and 10 have no façade or fenestration.
F	10 Jun 05	Permitted Uses Table -- Allowed hotels in Subarea 10.	After review with client, this is acceptable.
F	10 Jun 05	Permitted car sales in subarea 10, restricted to 35,000 square feet.	Current small-scale car sales are ongoing. Size restriction will reduce risk of site used entirely for car sales.
F	10 Jun 05	Development Controls and Site Limitations Table – Gave additional open space bonus and ground floor commercial bonus to Subarea 10.	These incentives are worthwhile to make available, even with the large development maximum of the current code.
F	10 Jun 05	Removed Section 16-18U.013(5).	This section was previously added as a

			way to encourage the development of buildings so that they did not impede the addition of through streets in the future, however, it has been replaced by the new streets incentive.
F	10 Jun 05	Table Subarea 10 – Sidewalk and Setback requirements – altered distances for sidewalk installation based on discussions with the property owner.	Original distances reconsidered in light of topography.
F	10 Jun 05	Section 16-18U.014. Sedewalks and setbacks – exempted requirements on paving materials in street furniture zone in Subareas 9 and 10.	These subareas are more transitional in nature and would benefit from a reduction in redevelopment costs.
F	10 Jun 05	Section 16-18U.016(3) – Allowed the use of on-demand security systems in subareas 9-10.	Transitional areas require this.
F	10 Jun 05	Section 16-18U.016(5)(a) – added maximum distance of 100 feet for pedestrian entrance to require 5’ connecting sidewalk.	Subarea 10 is large enough to allow buildings to be located at the center of the site – requiring a pedestrian walkway would not make sense here.
F	10 Jun 05	Section 16-18U-.016 Limited to subareas 1 through 9.	Site is riddled with high retaining walls and this would require many variance.
F	10 Jun 05	Section 16-18U.016(8)(b) – restricted this section to subareas 1-9.	Large retaining walls are required as part of the Candler Whse site.
F	10 Jun 05	Section 16-18U.016(8)(d) – removed section on restricting fences from being erected between a building and the street.	This paragraph seems to restrict all fences.
F	10 Jun 05	Section 16-18U.019 – restricted some parts to subareas 1-9.	Candler site has a huge number of loading docks and to require these restrictions would be a hardship.
F	10 Jun 05	Section 16-18U.020(10) – Restricted requirement for common garages for contiguous ground floor residential units to Subareas 1-9.	This would be difficult to make workable in the Candler site.
F	10 Jun 05	Section 16-18U.020(7) – Limited restriction on driveways between sidewalk and building to Subareas 1-9.	This would be difficult to make workable in the Candler site.
F	10 Jun 05	Section 16-18U.024 – Added exception for subarea 10 to general	Special conditions of the site warranted this change.

		restriction of parking between a building and the street.	
F	10 Jun 05	Section 16-18U.024(6)(f) – corrected (i) to read “two hundred” feet. Corrected (ii) to reference correct subareas (4-10).	Corrections to errors.
F	10 Jun 05	Section 16-18U.025 – Allowed exception for a pedestrian bridge between the MARTA station and the Candler Warehouse site.	This is a reasonable exception, since this bridge would provide a large increase in accessibility that would not otherwise be possible.
G	8 July 05	Section 16-18U.003 – Added to description of Reduced Parking Zone to indicate that the zone boundaries may be changed by legislation in the future.	Important to make the direct connection between increased pedestrian infrastructure and reduced parking requirements.
G	8 July 05	Permitted Uses Table – Corrected Subarea 10 name.	Correction
G	8 July 05	Development Controls table – Updated required minimum public space to 5% for subarea 9	Response to concern over transitional nature of properties in this subarea.
G	8 July 05	Section 16-18U.036. Removed requirement for maximum number of employees.	This is not working in QOL code.
G	8 July 05	Corrected error in Sidewalk and Setbacks table. Added Subarea 6 back in.	Fixed error.
G	8 July 05	Sidewalk and Setbacks Table – updated minimum Street Furniture zone width for Subarea 9 to 5 on arterials and collectors/None on all other streets.	For properties in SA 9, requiring 5’ buffer is very difficult to maintain existing buildings, want to preserve the requirement on Metropolitan Pkwy and RDA, however.
G	8 July 05	Sidewalk and Setbacks Table for SA 10 – updated minimum sidewalk width to 7’ in front of property.	This would preserve the existing sidewalk.
G	8 July 05	Section 16-18U.016. Updated definition of “street level” to be restricted to buildings within 30’ of a sidewalk. Defined “adjacent” to mean within 30 feet .	This has particular significance for SA 10, where buildings are located very far from the nearest sidewalk.
G	8 July 05	Section 16-18U.019(1) and (3). Restricted to subareas 1-8.	Better serves economic development of these subareas.
G	8 July 05	Section 16-18U.021(3), (6) and (8). Restricted to Subareas 1-9.	Topography of Subarea 10 requires these changes.
G	8 July 05	Section 16-18U.006 – Added text to define possible criteria for a	Need to add criteria for consideration of reduction.

		reduction of on-site parking.	
G	8 July 05	Section 16-18U.008 – Altered text regarding outdoor display of merchandise.	Added ability to store items out-of-doors if they are in a secured area. Uses such as hardware stores require this in order to store hay bales, pine straw, etc.
G	8 July 05	Permitted Use Table. Clarified permissions for drive-thru services. No drive-through services are permitted when “Drive Through Services” is not permitted in the permitted use table. The definitions of Restaurant/Bar and Bank have been updated to make it clear that such permission does not automatically grant permission for drive-through services.	Could be misinterpreted.